

Harbor Gateway Business Park Association

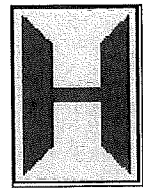
As presented by:

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June 2000

HARBOR GATEWAY ASSOCIATION DESIGN GUIDELINES

Table of Contents	Page
1.0 INTRODUCTION	
1.1 Harbor Gateway Association	3
1.2 Design Guideline Purpose	3
1.3 Related Controls	3
2.0 DESIGN REVIEW AND SUBMITTAL GUIDELINES	
2.1 Design Review Procedure	4
2.2 Submittal Guidelines	4
3.0 DEVELOPMENT CONCEPT	
3.1 Context	7
3.2 Concept	10
4.0 SITE PLANNING	
4.1 Objectives	12
4.2 Site Coverage	12
4.3 Building Heights	12
4.4 Set Backs	12
4.5 Building Location	14
4.6 Vehicular Circulation	14
4.7 Parking	15
4.8 Service Area	15
4.9 Grading and Drainage	16
4.10 Utilities	16
4.11 Walls and Fences	16



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

Table of Contents

Page

5.0 ARCHITECTURE

5.1	Objectives	17
5.2	Architectural Character	17
5.3	Building Form and Massing	17
5.4	Facades	17
5.5	Fenestration	18
5.6	Structure	18
5.7	Roofs	18
5.8	Entrances	19
5.9	Materials	19
5.10	Exterior Colors	19
5.11	Design Details	20
5.12	Mechanical Equipment	20

6.0 LANDSCAPING

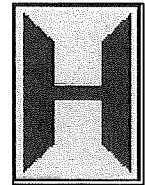
6.1	Purpose and Intent	21
6.2	Project Design Concepts	22
6.3	Landscape Principals	22
6.4	Property Lines Landscaping	23

7.0 LIGHTING

7.1	Objectives	25
7.2	Street Lighting	25
7.3	General On-Site Lighting Parameters	25
7.4	Vehicular Circulation and Parking Area Lighting	26
7.5	Pedestrian Circular Lighting	26
7.6	Architectural Lighting	27
7.7	Service Area Lighting	27
7.8	Accent Lighting	28

8.0 PLANNED SIGN PROGRAM

8.1	Objectives	29
8.2	Monument Signs	30
8.3	Temporary Directory and Future Tenant Signs	30



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

1.0 INTRODUCTION

1.1 Harbor Gateway Association

Harbor Gateway Association is a master-planned development for office, industrial, manufacturing and distribution facilities located in South Los Angeles. Harbor Gateway Association is designed to provide quality locations for high technology industrial research facilities and supporting services in a quality environment.

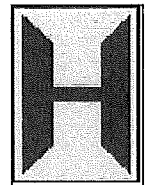
1.2 Design Guideline Purpose

To promote the quality of development planned for Harbor Gateway Association, the design guidelines set forth in this document define criteria for implementing coordinated design, organizational unity and overall visual identity for the area, while maintaining opportunities for individual needs and creativity for each project. Included are parameters for site planning, architecture, landscaping, exterior lighting and exterior signing, as well as procedures and requirements for design submittal and review.

1.3 Related Controls

All development within Harbor Gateway Association must comply with the codes and regulations of all governing bodies, including the City of Los Angeles and the State of California and all recorded documents and agreements associated with the properties herewith. These guidelines are to be used in conjunction with the City of Los Angeles zoning and tract map. Together, they form the minimum standards for development in Harbor Gateway Association. If there is a conflict, Harbor Gateway Center EIR shall govern.

To the extent that any applicable city, county, state or federal regulation is more stringent, it shall control.



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**DESIGN
GUIDELINES**

2.0 DESIGN REVIEW AND SUBMITTAL GUIDELINES

2.1 Design Review Procedure

A design process has been established by Harbor Gateway Association to ensure that all development meets the requirements set forth in these design guidelines. This review covers site planning, architecture, landscaping, exterior lighting and exterior signing, as well as tenant improvements.

The design review procedure is divided into three steps:

1. **CONCEPTUAL PLANNING REVIEW**
2. **DESIGN DEVELOPMENT REVIEW**
3. **CONSTRUCTION DOCUMENT REVIEW**

Formal submittals for design review must be made to the Harbor Gateway Center Association office at each of the three design review steps. Official approvals must be obtained at each design review step in writing.

Although informal phone inquiries and meetings are encouraged, all verbal comments and approvals are considered advisory and unofficial.

A design review fee of \$750.00 is required upon the submission of Conceptual Planning documents. This fee may be modified depending upon the amount of time required for the entire review.

2.2 SUBMITTAL GUIDELINES

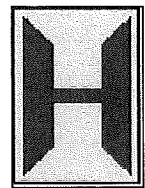
2.2.1 Step 1: Conceptual Planning Review

This review covers conceptual drawings for site planning and landscaping areas. At this stage, site planning is particularly important and should be well developed.

Four (4) sets of conceptual plans are to be submitted for review, i.e. Boeing Realty Corporation, DeRevere & Associates, and Tait & Associates. This number is typical for all submittals.

They must contain, but are not limited to, the following:

1. Lot number.
2. Site plans and related information, including site area, building floor area, gross site to gross floor area ratio (FAR), parking data and setback dimensions.



**HARBOR
GATEWAY
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**DESIGN
GUIDELINES**

3. Conceptual Grading Plan
4. Landscaping and hardscape plans.
5. Any other pertinent information.

Written comments will be sent within three weeks of submittal time.

2.2.2 Step 2: Design Development Review

This review covers specific designs for site planning, architecture, landscaping, exterior lighting and tenant improvements.

The design drawings should be a progression of the approved conceptual plans. Included in this review are resolution of conditions placed on prior conceptual planning approval.

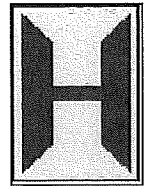
Four (4) complete sets of design drawings are to be submitted for review.

They must contain, but are not limited to, the following:

1. Site plans and related information, including site area, building floor area, gross site area to gross floor area ratio (FAR), parking data setback dimensions, grading and drainage plans, wet and dry utility plans, fire lanes, fire floor and fire hydrant.
2. Architectural design, including floor plan(s) and elevations.
3. Sample board of materials, colors and finishes.
4. Landscaping design, including location and types of plant materials.
5. Exterior lighting design, including location, pole height, fixture type and color (see Section 7.3).
6. Exterior signing design, including location, dimensions, materials, colors, typography and illumination (see Section 8.0).
7. Any other pertinent information.

2.2.3 Step 3: Construction Document Review

This review covers all necessary construction documents. The purpose of this review is to ensure that the design approved in the design development review is carried into final construction documents, and that conditions placed on design development approval are resolved.



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Four (4) complete sets of construction documents are to be submitted for review.

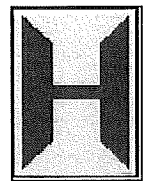
They must contain, but are not limited to, the following:

1. Final site plans and related data, including grading, drainage, plumbing and electrical site plans and locations of any above-grade infrastructure equipment (including backflow preventers, transformers and irrigation controllers).
2. Final architectural plans.
3. Final material, finish and color list or sample board.
4. Final landscaping and irrigation plans.
5. Final exterior lighting plans, including fixture illustrations, colors and pole heights.
6. Final exterior signing plans, including locations and designs.
7. Pertinent details and specifications.
8. Construction schedule.
9. Any other relevant information including city approvals, including City of Los Angeles approvals.

All architectural, landscaping and engineering drawings and specifications are to be prepared and signed by a respective architect, landscape architect, and/or professional engineer licensed to practice in California.

2.2.4 Compliance Verification

Construction will be monitored to verify compliance with design guidelines and approved construction documents.



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GUIDELINES**

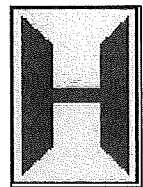
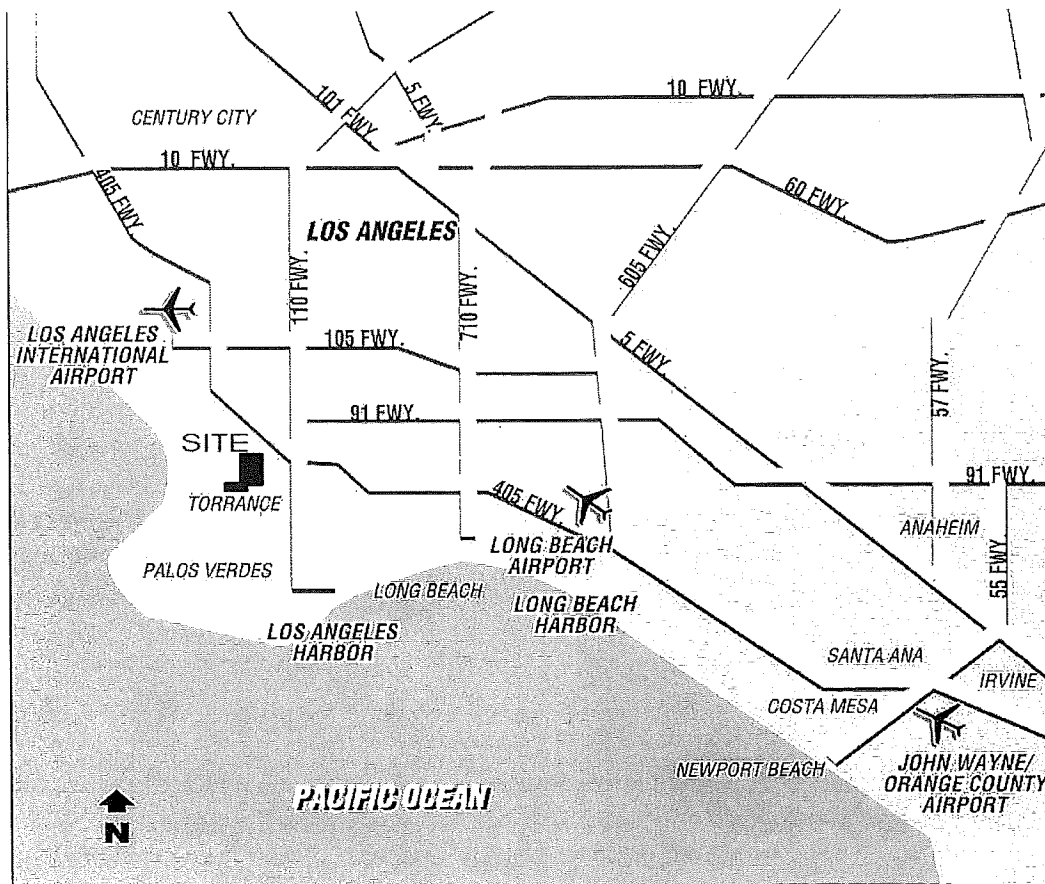
3.0 DEVELOPMENT CONCEPT

3.1 Context

3.1.1 Location

Harbor Gateway Association is located in the Harbor area on the northern edge of the City of Torrance near the south-western confluence of the San Diego Freeway (I-405) and the Harbor Freeway (I-110).

Downtown Los Angeles lies approximately 15 miles to the north.



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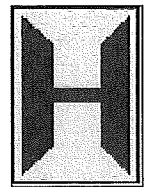
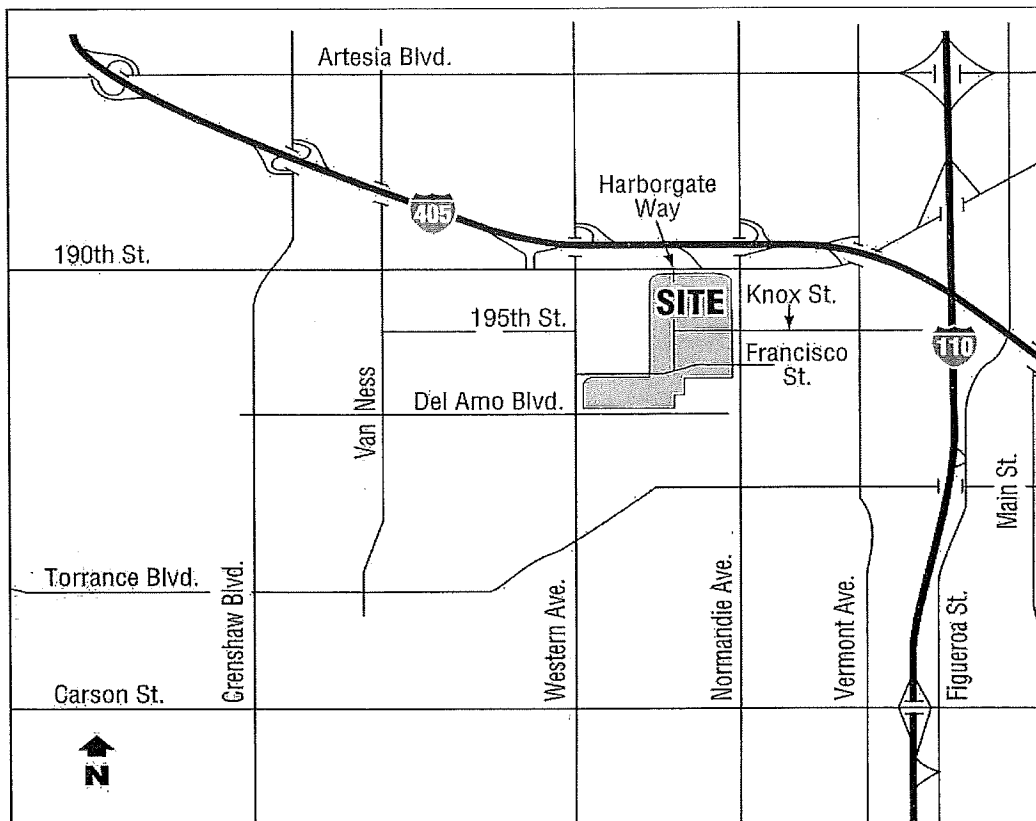
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To the north is 190th Street and the San Diego Freeway (I-405) and developed office buildings.

To the east is Normandie Avenue and the Harbor Freeway (I-110) and developed industrial and office.

To the south is an existing residential and industrial area.

To the west is Western Avenue and developed industrial.



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3.1.2 Harbor Gateway Association

Harbor Gateway Association is being developed to provide a full service, integrated center for business and industrial use at the confluence of the San Diego Freeway (I-405) and Harbor Freeway (I-110) in the Los Angeles Harbor area.

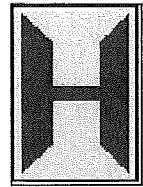
At the north end is a business and retail commercial hub. This area is planned for corporate offices and retail facilities.

All of Harbor Gateway Association is closely linked through a circulation network of arterial streets, including 190th Street, Western and Normandie Avenue and the Harbor and San Diego Freeways. Architecture, landscaping, lighting and signing are coordinated throughout Harbor Gateway Association in order to create a sense of place and prestige for all the individual development within.

Architecture is coordinated through common design criteria for character, massing, facades, fenestration, materials and colors.

Arterial streets, Harborage Way, Knox Street and Francisco Street reinforce linkages with common landscaping and street lighting design.

Identification signs along all streets also reinforce the Harbor Gateway Association image through related design criteria.



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GUIDELINES

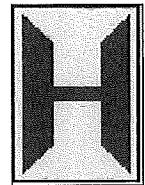
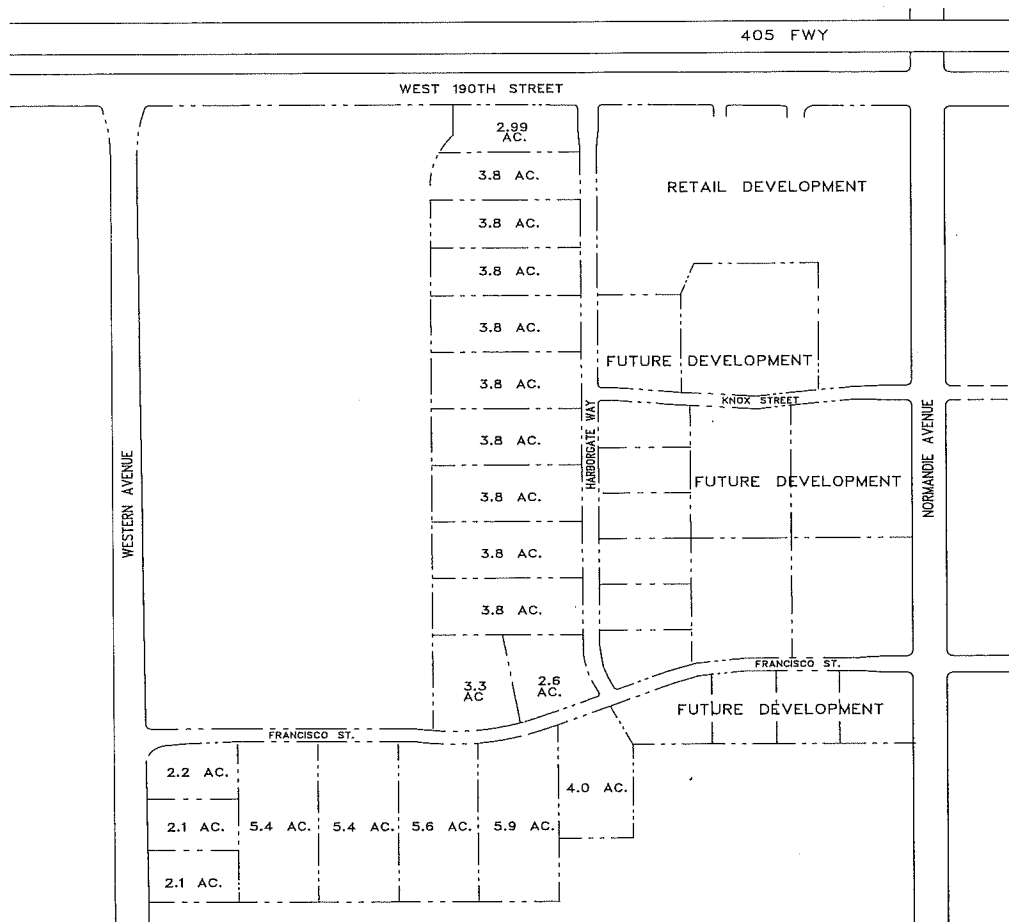
3.2 Concept

3.2.1 Land Use

Harbor Gateway Association comprises approximately 170 gross acres of land. The area is planned for three types of land use:

- (1) Industrial/manufacturing
- (2) Office/Research & Development
- (3) Retail

Specific lists of permitted and prohibited land uses are given in the separate CC&Rs and zoning ordinance for Harbor Gateway Association.



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3.2.2 General Design Criteria

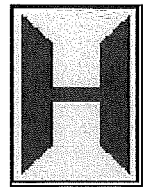
As a prime location for office, industrial, research and development and regional distribution facilities, Harbor Gateway Association is to have an overall, coordinated design character that emphasizes a clean, contemporary, straightforward, quality image. This image is to be expressed in all elements of development including site planning, architecture, landscaping, lighting and signing, in coordination with the overall design concept for Harbor Gateway Association.

Harbor Gateway Association is to be developed with an overall consistency of design through compatibility of architectural and landscaping design between individual projects.

Architectural design to be compatible in character, massing and materials throughout Harbor Gateway Association, while allowing for individual identity and creativity in each project. Special attention is to be given to developing a quality image.

Landscaping, building setbacks, lighting, signing and utilities are to be closely coordinated along roadways within Harbor Gateway Association.

Design criteria for site planning, architecture, landscaping, lighting and signing are given in further detail in the following sections.



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GUIDELINES

4.0 SITE PLANNING

4.1 Objectives

To promote the planned image of a quality industrial center, site planning is to be developed in a manner that emphasizes a clean, pleasant and contemporary environment, and produces an effect that is consistent and compatible with adjacent sites and development throughout Harbor Gateway and the rest of the development.

The following guidelines present parameters for site coverage, building occupancy, building height, setbacks, building location, site access, service areas, grading, drainage, utilities and walls.

4.2 Site Coverage

Site coverage on individual parcels is limited by the following:

- 4.2.1 Floor area ratios (FAR), defined as total building floor area to total site area, may not exceed initial limits set forth in the purchase and sale agreement between Boeing Realty Corporation and the purchasers and their respective successors and assigns of each of the respective parcels.
- 4.2.2 At least 15 percent of each site must be devoted to landscaping.

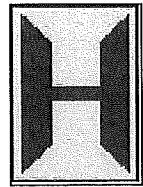
4.3 Building Heights

To maintain consistent and compatible building mass relationships throughout Harbor Gateway Association, building heights are limited to the following.

- 4.3.1 Maximum building height is generally limited as shown below:
 - a. Industrial adjacent (within 300 feet) to residential shall not exceed 45 feet in height above grade (including parapets and mechanical screens).
 - b. Remainder of property shall be 150 feet or 12 stories.
- 4.3.2 The height of all improvements on any site must comply with all governmental requirements, including those of the City of Los Angeles and the Federal Aviation Administration.

4.4 Setbacks

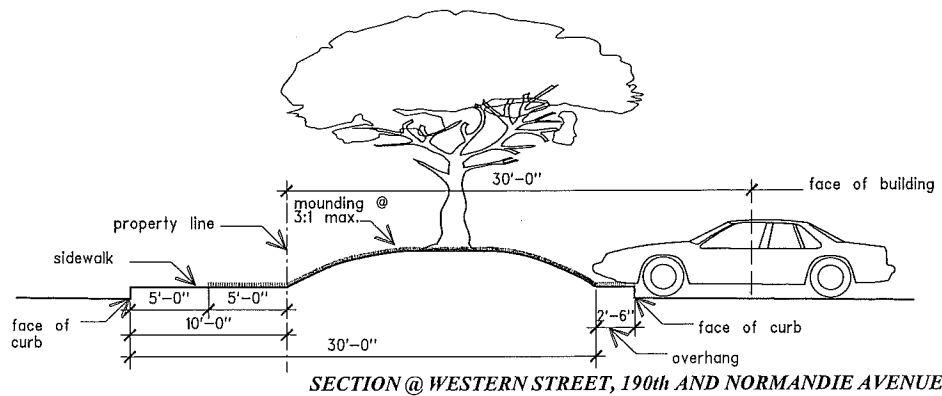
Setback areas provide visual space, landscaping zones, pedestrian circulation space and buffers between roads, buildings, parking areas and adjacent sites. The following setbacks are required:



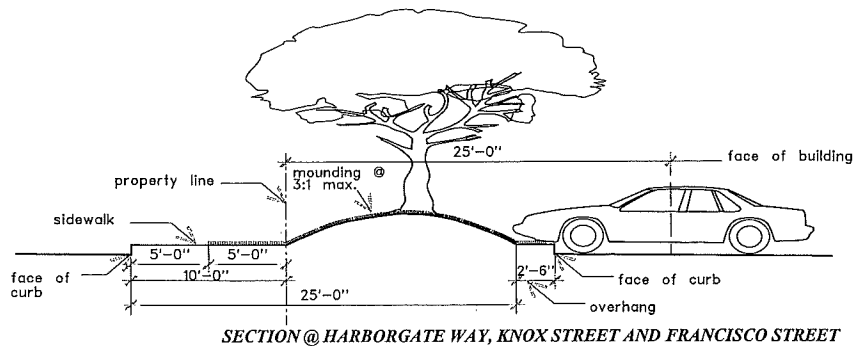
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GUIDELINES**

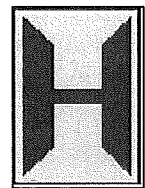
- 4.4.1 190th Street/Western Avenue/Normandie Avenue. A total landscape setback not less than 30 feet in width shall be provided between the curb and the adjacent parking lot. This setback would include an on site landscape setback not less than 20 feet in width. The building setback is not less than 30 feet from the property line.



Harborage Way, Knox Street and Francisco Street. A total landscape setback not less than 25 feet in width shall be provided between the curb and adjacent parking lot. This setback would include an on site landscape setback not less than 15 feet in width. The building setback is not less than 25 feet from the property line.



The south property line adjacent to the existing residential shall have a eight (8) foot high concrete block or tilt-up concrete wall along the entire property line.



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DESIGN
GUIDELINES

- 4.4.2 Along one side and rear interior parcel lines, a minimum building setback of 6 inches is required.

A 5 foot minimum planting strip is required between all side or rear property lines and any parking areas or access drives. If the planting strip is being used as a car overhang it shall increase to 7 feet 6 inches.

A metal fence or a screen wall may be installed on the rear property line; or on the side property lines; however, any fencing facing a public street shall be tilt-up concrete with horizontal reveals and shall return down the sides a minimum of 20 feet. Maximum height of metal fencing shall be 10 feet, minimum height shall be 6 feet.

4.5 **Building Location**

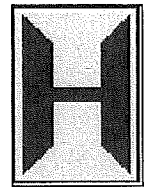
Buildings are to be located on each site in a manner that is efficient, appropriate to site conditions, effective to the overall architectural composition and compatible with nearby projects and development throughout Harbor Gateway Association.

Building placement should address the following:

- 4.5.1 Buildings should be located to enhance project visibility and identity, while maintaining compatible relationships with adjacent projects and street frontages.
- 4.5.2 Buildings should be arranged to provide convenient access to entrances and efficient on-site circulation for vehicles and pedestrians.
- 4.5.3 The orientation of multiple buildings on a single site must be clearly coordinated.
- 4.5.4 Buildings should be arranged to provide landscaped outdoor areas for tenant personnel to use during breaks and lunch.
- 4.5.5 Building placement is subject to approval by Harbor Gateway Association Design Committee.

4.6 **Vehicular Circulation**

- 4.6.1 On-site vehicular circulation should be clear and direct.
- 4.6.2 Dead-end parking aisles should be minimized and approved by the Los Angeles Fire Department.



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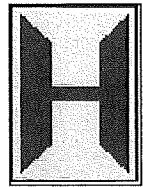
DESIGN
GUIDELINES

4.7 **Parking**

- 4.7.1 Sufficient on-site parking must be provided to accommodate all vehicles associated with the use of each site. No on-street parking is permitted.
- 4.7.2 Designated spaces must be provided in convenient locations for handicap, carpool, motorcycle and bicycle parking, as required by the State of California and the City of Los Angeles.
- 4.7.3 Compact parking is limited to 40% of total parking stalls.
- 4.7.4 Parking areas for motorcycles and bicycles are to be designed for orderly, uncluttered parking. Bicycle parking areas are to be provided with racks and locking capabilities.
- 4.7.5 Parking areas are to be screened from view from public streets by means of grading and landscaping.
- 4.7.6 Parking is not permitted to encroach into any required landscaping setback areas. A 2'-6" wide parking overhang is required in addition to the required landscaping setback.
- 4.7.7 Parking areas are to be landscaped to provide a shade canopy and pleasant appearance. Planters must be large enough to avoid crowding of plant material and damage by vehicles.
- 4.7.8 No parking shall be permitted beneath buildings. Parking structures must be screened by architectural design or landscaping.
- 4.7.9 Parking must conform to all City of Los Angeles requirements.
- 4.7.10 Handicap and Pedestrian access must be provided according to ADA, Title 24 and City of Los Angeles codes.

4.8 **Service Areas**

- 4.8.1 Service, storage, maintenance, loading and refuse collection areas shall be located out of view of public roadways and buildings on adjacent sites, or screened by dense landscaping and tilt-up concrete walls with horizontal reveals.
- 4.8.2 Service areas may not extend into required landscape setback zones. Walls parallel to streets must be screened with landscaping.
- 4.8.3 Service areas should be located so that service vehicles have clear and convenient access and do not disrupt vehicular and pedestrian circulation. No loading or unloading is permitted from public streets.



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4.9 **Grading and Drainage**

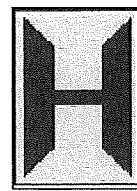
- 4.9.1 Grading and drainage shall be designed so that surface drainage and soil erosion do not flow off site.
- 4.9.2 On-site grading shall be designed to accommodate and be compatible with streetscape grades.
- 4.9.3 Concrete swales in parking lots should not be located in the center of the drive aisles, but should be located at the edge of the parking spaces and/or curb.
- 4.9.4 Grading and drainage plans shall be in compliance with the approved grading plan for Tract No. 52172 and associated C.C. & R's.
- 4.9.5 All grading plans must be approved by a licensed soils and civil engineer.

4.10 **Utilities**

- 4.10.1 Utilities systems, including water, electricity, gas, sewer and storm drains are to be installed underground. Necessary above ground equipment (such as back flow preventers, transforms and irrigation controllers) must be located away from the street frontage landscaping zone behind the streetscape hedge.

4.11 **Walls and Fences**

- 4.11.1 Walls, when used, must be designed as an integral part of the overall architectural or landscaping design concept.
- 4.11.2 No walls are permitted within streetside landscaping setback areas. Any wall between the streetside landscaping area and a building front is limited to a maximum height of 2'-0", unless otherwise approved by Harbor Gateway Association.
- 4.11.3 No side or rear wall may exceed 8'-0" unless approved by Harbor Gateway or its designee. Refuse enclosure walls must be 6'-0" high. Minimum truck screening is 10 feet 0 inches. Refuse areas and truck screening must be additionally screened by landscaping.
- 4.11.4 All walls must be built of tilt-up concrete and have a minimum of one horizontal reveal. Minimum width of 2 inches and ½ inch in depth
- 4.11.5 Metal fences are permitted but not at street frontages.



HARBOR
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DESIGN
GUIDELINES

5.0 ARCHITECTURE

5.1 Objectives

Architectural design should express the character of a high quality office, manufacturing/distribution center in a manner that is both progressive and enduring. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among all projects in order to establish a clean unified image throughout Harbor Gateway.

The following guidelines present parameters for architectural character, building form and massing, facades, fenestration, structure, entries, materials, colors, details, service areas and mechanical equipment.

5.2 Architectural Character

Architectural character should portray a high technology image in a manner that is both progressive and timeless.

Appropriate Characteristics

- Contemporary, classic, technical style.
- Clean, smooth, efficient lines.
- Distinctive, but compatible image.

5.3 Building Form and Massing

Building design should employ clean, simple, geometric forms and coordinated massing that produce overall unity, scale and interest.

Appropriate Treatment

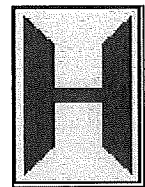
- Straightforward geometry.
- Unified composition
- Expression of floor levels and structure.
- Solid parapets.

5.4 Facades

Facades should reflect a coordinate design concept, including expression of building function, structure and scale.

Appropriate Treatment

- Straightforward, functional design
- Expression of structure.
- Unity and scale reinforced through an integrated grid module



**HARBOR
GATEWAY
CENTER**

**DESIGN
GUIDELINES**

- Surface delineation through expression of reveals, mullions, recesses and structure.

5.5 Fenestration

Fenestration should be defined by function and structure and should be consistent in form, pattern and color.

Appropriate Treatment

- Functional glass use and patterns.
- Glazing delineation by mullions and structure
- Balance of wall and glazed surfaces
- Tinted or lightly reflecting glaze. Tinting is also required adjacent to residential areas.

Glazing Colors

Preferred: Silver, blue, green, blue-green ranges.
 Prohibited: Black, bronze, gold, copper ranges.
 Other: Requires specific approval from Harbor Gateway Association

5.6 Structure

Structure should be expressed clearly and consistently.

Appropriate Treatment

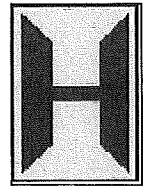
- Visible vertical support.
- Visible structural base
- Functional, straight-forward columns
- Columns integrated into the facade
- Proper structural scale

5.7 Roofs

Rooflines should be no higher than top of concrete parapets

Appropriate Treatment

- Visible vertical support
- Horizontal planes and parapets.
- Varied parapet height
- Roofing materials hidden from off-site view



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

5.8 Entrances

Entrances should be clearly defined and inviting.

Appropriate Treatment

- Articulation and color for identity and interest.
- Light, open, inviting aspect.
- Entry space sequence.
- Recessed, protected doorway.
- Integration with overall building form.
- Coordinated landscaping.

5.9 Materials

Exterior building materials should be smooth, clean and efficient, with an appearance that is contemporary and technical.

Appropriate Materials

- Smooth precast or tilt-up concrete.
- Smooth metal panel systems.
- Tinted or lightly reflective glass.

Other Materials

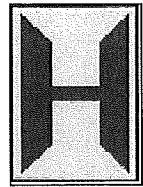
All other materials, including stucco, concrete masonry, wall tile, glass fiber reinforced concrete and new technology materials, must be approved by Harbor Gateway Association

5.10 Exterior Colors

Exterior building colors are to be selected from palettes on the following page that maintain compatibility with the rest of Harbor Gateway Association while allowing for variety of color among projects. Shades of off-white or light, warm gray are to be used on all exterior wall surfaces directly facing street frontages. Other colors may be applied in progressively deeper shades to recessed or internal facing wall surfaces, subject to specific approval by Harbor Gateway Association.

Appropriate Treatment

- Concrete or stone may have light, natural finish.
- Painted wall surfaces directly facing street frontages must be off white or light warm gray.
- Other colors permitted only on recessed or interior facing wall surfaces or on special features, reveals or mullions.



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

- Service door and mechanical screen colors are to be the same as the adjacent wall color.

Primary Wall Color Matrix

Colors for primary exterior walls directly facing street or freeway frontages are to be selected from the following matrix:

Frazee

8761W Kennet Square	8661W Light Almond	8701W Softly Chiming	8801W Studio Gray
8762W Touch- ston	8662W Jogging Paint	8702W Beige Pediment	8802W Threshold Gray
8763W Pewter Works	8663W Rugged Tail	8703W Rockbridge	8803W Olde Fashion

5.11 **Design Details**

Detailing should be clean, clear and straightforward. Details should reinforce overall design unity, interest and scale.

Appropriate Treatment

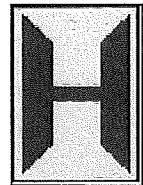
- Coordinated mullions and details.
- Expression and alignment of structural connections.
- Finishes commensurate with building materials.
- Coordinated entry spaces and landscaping.

5.12 **Mechanical Equipment**

All exterior mechanical equipment, including HVAC, electrical equipment, storage tanks and satellite dishes, must be screened completely from on-site and off-site view.

Appropriate Treatment

- Rooftop equipment hidden from off-site view by building parapet or mechanical screen. No wooden screens.
- Mechanical screen fully integrated into architectural design.
- Ground equipment hidden by screen walls or landscaping.
- Screen walls of same or similar material as adjacent building walls.



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

6.0 LANDSCAPING

6.1 Purpose and Intent

The Harbor Gateway Association Center Landscape Design Guidelines embody a series of guidelines and landscape design standards, which establish and reinforce common treatments and themes. As guidelines, they should be used by project designers to assist in preparing final project designs.

These unified design concepts will help create a cohesiveness landscape design treatments and themes. The landscape elements, when implemented, will provide a balanced and responsive solution to cohesiveness and enhancement of the entire project.

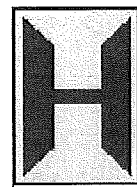
The Landscape Design Guidelines serve the following functions:

1. To establish landscape design guidelines for Harbor Gateway Center for the use of the property owner or association as well as developers or builders of individual parcels.
2. To provide an implementation criteria for use by builders, planners architects, landscape architects and civil engineers under the direction of the developer or their assignees on individual parcels.
3. To provide parcel owners with guidelines and recommendations to aid in maintaining the high level of community cohesiveness and unity, while still allowing for a degree of individual expression.

All landscape design issues, including landscaping standards, shall be reviewed through tract maps, precise plans, and design review as submitted to the owner or association for review.

These design concepts and associated project design guidelines are intended to encourage quality development. Although general in nature, a brief overview of the design concepts follows to provide a background

for the interpretation of the landscape style and community design.



**HARBOR
GATEWAY
CENTER**

**DESIGN
GUIDELINES**

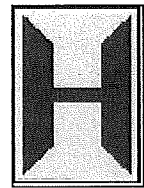
6.2 Project Design Concepts

These Landscape Architectural Guidelines are to create common treatments to form a palette of landscape treatments to provide a unified project identity. Variations in scale and density of elements, such as plant material, walls, signage and streetscapes will help establish hierarchies.

A single landscape architectural design style has been selected for all of Harbor Gateway Center. This style is what would be considered a corporate landscape. And this style will be the unifying signature element that links all buildings and parcels within Harbor Gateway Center. The principals of a corporate landscape shall be as follows:

6.3 Landscape Principals

- 6.3.1 Landscape elements within the front yard or visible from the public right of way shall be similar character and compatible with the suggested Plant Selection Guide.
- 6.3.2 Simple palettes of materials in simple compositions are recommended to Achieve an overall unified design treatment.
- 6.3.3 Trees, both lines and masses, shall be utilized to enclose and subdivide exterior spaces relative to each individual site and provide physical protection form sun and wind in paved expanses.
- 6.3.4 As water management is critical, conservation is a key design consideration for irrigation plans. Low volume systems shall be considered wherever possible. These systems shall be coordinated with specific planting requirements.
- 6.3.5 Drought tolerant planting is encouraged for all selected planting.
- 6.3.6 Parking lot treatments - For areas where parking occurs between the landscape set back line and the face of the building. This area is to be landscaped with street trees, shrubs, and ground cover treatments. Berming is encouraged to screen parking adjacent to the street landscape Set back.
- 6.3.7 Building Setback Treatments - Is the area where no parking occurs between the right-of-way line and the face of the building. This area is to be landscaped with street trees, shrubs, and ground cover treatments.



**HARBOR
GATEWAY
CENTER**

**DESIGN
GUIDELINES**

6.3.8 The parking lots shall have trees with box sizes no less than 24, with adequate irrigation systems. The maintenance of all parking lot landscaping is to be the responsibility of the individual property owners(s) or tenant(s).

6.3.9 Side and rear yard trees shall be planted adjacent to all structures onsite where possible. Quantity to be equal to one (1) tree for each thirty (30) lineal feet of the combined length for rear and both side wall dimensions. Minimum tree size shall be fifteen (15) gallon size. Entire on-site project shall require one 24" box tree for every three (3) fifteen (15) gallon trees.

6.3.10 All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover, shrubs, and appropriate landscape and tree materials.

6.3.11 All maintenance will be the responsibility of the individual property owner(s) or tenant(s).

6.3.11 Property Lines Landscaping

6.4.1 Contiguous Property Line - The equivalent of one (1) tree per each thirty (30) lineal feet of property line. A minimum size container size of fifteen (15) gallons will be required.

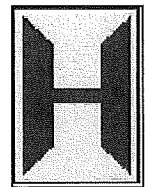
6.4.2 Non-Contiguous Property Line - The equivalent of two (2) trees per each thirty (30) lineal feet of property line. A minimum size of fifteen (15) gallons will be required.

- Shrubs and ground cover will also be required planting in both the above situations. The minimum shrub size is to be five (5) gallons spaced no further than 48" on center.
- All property lines are to be landscaped even where walls are used for visual, noise and security screening reasons.

6.4.3 The maintenance of all property line landscaping is to be the responsibility of the individual property owner(s) or tenant(s).

6.4.4 All landscaping in this development shall be maintained in a neat and orderly fashion.

- All planting areas are to be kept free of weeds and debris.
- Lawn and ground covers are to be kept trimmed and/or mowed regularly.
- All plantings are to be kept in a healthy and growing condition. Fertilizations, cultivation and tree pruning are to be carried out as part of regular maintenance.



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

- Irrigation systems are to be kept in working condition. Adjustment and cleaning of systems should be a part of regular maintenance.
- Stakes, guys and ties on trees should be checked regularly for correct function: ties to be adjusted to avoid creating abrasions or girdling to the stems.
- Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days.

6.4.5 The suggested Plant Lists are to serve as a guide in the preparation of the Conceptual Landscape Plan. It is the intent of these lists to provide a further basis of overall site continuity.

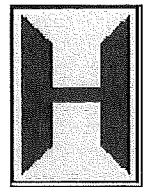
6.4.6 Areas utilized as parking, storage or loading will be screened, modulated, or interrupted from the view of the access street(s) or adjacent properties, Employing one of or all of the following techniques may accomplish this.

- Lineal Masses or shrubs - This method requires use of shrubs that will achieve a height of from four (4) to six (6) feet within three (3) years. Minimum size of five (5) gallons at 36" on center spacing.
- Lineal or Group Masses of Major Trees - This method requires uses of trees that shall ultimately provide foliage that will adequately screen parking, storage and loading areas from elevated areas within the site or from adjacent buildings.
- 6'-0" Minimum Height Wall or Fence.

6.4.7 Loading areas shall be screened from view, or, at a minimum, have the view from streets adjacent to these loading areas broken up by the use of landscaping and or fencing materials.

6.4.8 No exterior storage will be allowed in any location within Harbor Gateway Center.

6.4.9 All outdoor refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. This screening shall form a completely opaque screen up to a point six (6) feet in vertical height but need not be opaque above that point. All trash bin locations will be determined within each building's site plan review process.



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

7.0 LIGHTING

7.1 Objectives

Exterior lighting will be provided to enhance the safety and security of motorists, pedestrians and cyclists throughout Harbor Gateway Center. Lighting is intended to create a nighttime character that reinforces the image of Harbor Gateway Business Center as a quality business location.

As with landscaping and signs, lighting is also an important element contributing to the identity and unity of Harbor Gateway Center.

To reinforce identity and unity, all exterior lighting is to be generally consistent in height, spacing, color and type of fixture throughout the area and throughout Harbor Gateway Center.

7.2 Public Street Lighting

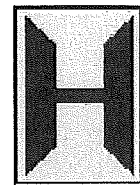
Street lighting shall be provided by the City of Los Angeles.

- 7.2.1 Any modifications shall be the sole responsibility of the tenant.

7.3 General On-Site Lighting Parameters

To ensure consistency throughout Harbor Gateway Center on-site lighting must conform to the overall lighting parameters for Harbor Gateway Center including the following:

- 7.3.1 On-site lighting includes lighting for parking areas, vehicular and pedestrian circulation, building exteriors, service areas, landscaping, security, and special features.
- 7.3.2 All exterior on-site lighting must be shielded and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets, adjacent lots or residential areas.
- 7.3.3 Lighting fixtures shall be Lithonia Lighting model no. KAD400S. Color to be approved by Harbor Gateway Association.
- 7.3.4 The location and design of all lighting must be approved by Harbor Gateway Association.
- 7.3.5 Lighting must meet as a minimum all requirements of the City of Los Angeles.
- 7.3.6 Tilted wall fixtures are not permitted.



**HARBOR
GATEWAY
CENTER**

**DESIGN
GUIDELINES**

- 7.3.7 Wall mounted utility lights that cause off-site glare are not permitted. "Shoebox" lights are preferred.

7.4 Vehicular Circulation and Parking Area Lighting

- 7.4.1 All vehicular circulation and parking lot lighting shall have zero cut-off fixtures.

Pole height shall be as follows:

- Vehicular Circulation 25' Maximum
- Parking Area 20' Maximum

- 7.4.2 Pole footings in traffic areas shall be above grade. They may be round or square.

- 7.4.3 Both luminaries and pole are to be painted white.

- 7.4.4 All luminaries shall be high pressure sodium.

- 7.4.5 Vehicular lighting levels shall be as follows:

	<u>Minimum Maintained Illumination</u>	<u>Minimum Maintained Illumination</u>	<u>Uniformity Ratio (Avg. to Min.)</u>
Vehicular Circ.	0.13 fc	0.52 fc	4:1
Parking Areas	0.14 fc	1.60 fc	4:1

7.5 Pedestrian Circulation Lighting

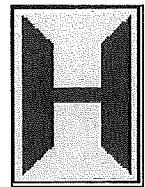
- 7.5.1 Pedestrian walkways and building entries will be illuminated to provide for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry to the building.

Poles and fixtures are to be painted white to match street lighting.

Walkway lighting must have zero cut-off fixtures mounted at a uniform height no more than eight (8) feet above the walkway.

Building entries may be lit with soffit, bollard, step or comparable lighting.

- 7.5.2 Step or bollard lighting shall be used to clearly illuminate level changes and handrails for stairs and ramps.



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

Bollards may be used to supplement and enhance other pedestrian area lighting. Bollard height shall not exceed forty-two (42) inches.

- 7.5.3 Courtyards, arcades and seating areas shall be lighted to promote pedestrian use and safety. A variety of lighting may be used to create interest and special effects in coordination with the character and function of the area.
- 7.5.4 Pedestrian lighting shall be subdued warm-white Mercury or incandescent lamps.
- 7.5.5 Pedestrian lighting levels shall be as follows:

	<u>Minimum Maintained Illumination</u>	<u>Minimum Maintained Illumination</u>	<u>Uniformity Ratio (Avg. to Min.)</u>
Walkway	0.12 fc	0.60 fc	4:1
Building Egress	1.00 fc	-	-

7.6 Architectural Lighting

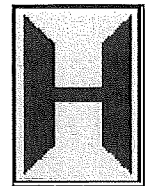
Architectural lighting effects are encouraged to promote nighttime identity and character.

- 7.6.1 All exterior architectural lighting shall utilize indirect or hidden lighting sources. Acceptable lighting includes wall washing, overhead down lighting and interior lighting that spills outside.
- 7.6.2 Entry areas should be lit so as to provide an inviting glow from the interior.

7.7 Service Area Lighting

Service area and security lighting must be visible only within the limits of the service area.

- 7.7.1 Wall-mounted, security-type, service area lighting fixtures may be used Only in screened service areas and only if direct light and glare is kept within these areas. In all other areas, wall-mounted service lighting must consist of cut-off type fixtures.
- 7.7.2 Service area and security lighting may not be substituted for pedestrian, architectural or parking area lighting, but is mandatory.
- 7.7.3 Freestanding fixtures shall be painted the same as parking area fixtures. Any wall-mounted fixtures should be compatible with the wall.

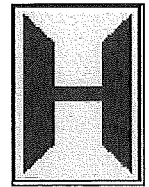


HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

7.8 Accent Lighting

Unique lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas, provided it is compatible with all other lighting. Accent lighting used in landscaping and pedestrian areas shall employ light sources such as Metal Halide, Quartz or Mercury lamps in order to accurately render plants, lawns and skin colors.



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

8.0 PLANNED SIGN PROGRAM

All exterior signing, including monument or building-mounted tenant identification signs, directional signs, address numerals and other informational or regulatory signs must be located and designed according to the specific criteria given under separate cover in the Harbor Gateway Association Planned Sign Program.

The criteria given in the Harbor Gateway Association Planned Sign Program are comparable, but not identical to the requirements for signage in the City of Los Angeles Sign Program. Separate approvals for sign design and location must be obtained from both Harbor Gateway Association and the City of Los Angeles.

Signage shall include but are not limited to business identification name, logo and directional information. Signage shall not detract from design quality of project. Signage shall be only an extension of the project's identity. Design, color and materials shall incorporate overall theme of project design. All signing shall be subject to the provision and procedures of the City of Los Angeles Zoning Ordinance, and shall comply with following policies.

8.1 Wall Signs and Logos

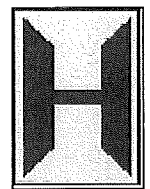
Attached to the building shall be individual letters and surface mounted. Signs may or may not be internally lit. No signs shall be painted on the building. No signs shall have be boxed with internal lighting attached to the building.

Wall signs and logos shall be located on the facade facing the street at which the building is addressed. In the case of corner lots with two adjacent streets (2) signs may be allowed, (1) sign maximum on each street facade.

Wall sign and logos shall be limited to tenant names which include the following: company, corporation or firm name and or logo.

Wall signs and logos shall not exceed an area equal to one square foot for each lineal foot of building frontage. Maximum size sign for each sign per facade of building to be 100 square feet with a maximum of 30 inch high letters.

Multi-tenant buildings shall have a maximum of one (1) tenant sign per building.



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES

8.2 Monument Signs

Monument sign are allowed in addition to building signage. Maximum size is 32 square feet with a maximum height of 4'-0" from adjacent grade.

Monument signs are to be located adjacent to project drive entry points. Sign shall not to interfere with vehicular visibility and/ or movement.

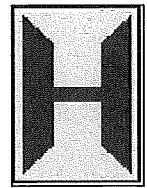
Monument signs may be placed on a maximum high berm of 18 inches. Monument signs must include building address numerals. Maximum tenant signage letters to be 10" high.

8.3 Information, Directional Signs

Information signs and directional signs pertaining to on site parking requirements, vehicular or pedestrian traffic shall be limited to 2 feet wide sign by 3 feet high maximum. Sign may be single or double faced. These sign are to serve their purpose only and are not to include tenant, company, business or corporation names.

8.4 Temporary Directory and Future Tenant Signs

Construction signs for contractors, architects, developers, tenants and owners are allowed with maximum signage size of 32 square feet. The maximum height of the sign to be 7 feet high. These signs shall be place no less than 10 feet from the property line and shall be removed upon occupancy of project



HARBOR
GATEWAY
CENTER

DESIGN
GUIDELINES